

ASSEMBLY BILL

No. 1656

Introduced by Assembly Member Bermudez

February 21, 2003

An act to amend Section 65460.2 of the Government Code, relating to transit village development planning.

LEGISLATIVE COUNSEL'S DIGEST

AB 1656, as introduced, Bermudez. Transit village development planning.

Existing law authorizes a city or county to prepare a transit village plan for a transit village development district, as specified.

This bill would make a technical, nonsubstantive change in that definition.

Vote: majority. Appropriation: no. Fiscal committee: no. State-mandated local program: no.

The people of the State of California do enact as follows:

- 1 SECTION 1. Section 65460.2 of the Government Code is
2 amended to read:
3 65460.2. A city or county may prepare a transit village plan
4 for a transit village development district that addresses the
5 following characteristics:
6 (a) A neighborhood centered around a transit station that is
7 planned and designed so that residents, workers, shoppers, and
8 others find it convenient and attractive to patronize transit.

- 1 (b) A mix of housing types, including apartments, within not
2 more than a quarter mile of the exterior boundary of the parcel on
3 which the transit station is located.
- 4 (c) Other land uses, including a retail district oriented to the
5 transit station and civic uses, including day care centers and
6 libraries.
- 7 (d) Pedestrian and bicycle access to the transit station, with
8 attractively designed and landscaped pathways.
- 9 (e) A rail transit system that ~~should encourage and facilitate~~
10 *encourages and facilitates* intermodal service, and access by
11 modes other than single occupant vehicles.
- 12 (f) Demonstrable public benefits beyond the increase in transit
13 usage, including all of the following:
- 14 (1) Relief of traffic congestion.
- 15 (2) Improved air quality.
- 16 (3) Increased transit revenue yields.
- 17 (4) Increased stock of affordable housing.
- 18 (5) Redevelopment of depressed and marginal inner-city
19 neighborhoods.
- 20 (6) Live-travel options for transit-needy groups.
- 21 (7) Promotion of infill development and preservation of natural
22 resources.
- 23 (8) Promotion of a safe, attractive, pedestrian-friendly
24 environment around transit stations.
- 25 (9) Reduction of the need for additional travel by providing for
26 the sale of goods and services at transit stations.
- 27 (10) Promotion of job opportunities.
- 28 (11) Improved cost-effectiveness through the use of the
29 existing infrastructure.
- 30 (12) Increased sales and property tax revenue.
- 31 (13) Reduction in energy consumption.
- 32 (g) Sites where a density bonus of at least 25 percent may be
33 granted pursuant to specified performance standards.
- 34 (h) Other provisions that may be necessary, based on the report
35 prepared pursuant to subdivision (b) of former Section 14045, as
36 enacted by Section 3 of Chapter 1304 of the Statutes of 1990.

